



ANDERSON TOWNSHIP PLANNING AND ZONING - STAFF REPORT

CASE 1-2021 PUD MAJOR ADJUSTMENT

LINDEN HILL (TRADITIONS ANDERSON-1) – 6753 SALEM ROAD

FOR CONSIDERATION BY THE ANDERSON TOWNSHIP ZONING COMMISSION ON APRIL 24, 2023

APPLICANT: Jamie Humes of Traditions Building & Development Group, owner, developer, and sole builder of the Linden Hill (Traditions Anderson-1) community

LOCATION & ZONING: 6753 Salem Road
Book 500, Page 343, Parcel 369
“C- PUD” Single-family Residence – Planned Unit Development

REQUEST: Approve a Major Adjustment to the Planned Unit Development (Case 1-2021 PUD) to allow for a 48 square foot, double sided (v-shaped), temporary sales sign. The applicant is also requesting a variance in regard to the maximum time allowed for the sign to be placed on site; requesting 18 months where 48 days is allowed.

SITE DESCRIPTION: *Tract Size:* 0.262
Frontage: Approx. 109’ on Salem Road and 77.35’ on Linden Hill Lane
Topography: Increase in grade from North to South
Existing Use: Open space lot for the subdivision

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
<i>North:</i>	“SF-6” (City of Cincinnati)	Single Family Residences
<i>South:</i>	“C” Residence	Single Family Residences
<i>East:</i>	“C” Residence	Single Family Residences
<i>West:</i>	“C” Residence	Single Family Residences

PROPOSED DEVELOPMENT: The applicant is proposing to maintain a 48 SF double sided (V-Shaped), 8 ft x 6 ft wide sales sign, that is installed with 4 x 4 posts, with a total sign height of 9ft.

ZONING HISTORY: Case 1-2021 PUD was approved by the Zoning Commission on February 22, 2021. The Hamilton County Regional Planning Commission approved the preliminary plan on April 1, 2021. The record plat has not been approved.

The Township received a complaint in November 2021 of the recently installed sign. The Township contacted the Traditions Group and requested the sign be removed or brought into compliance.

The Zoning Commission approved a Major Adjustment to the PUD in April 2022, to allow the same sign in question (48 SF, double sided, temporary sign) to be displayed for 18 months.

The Zoning Commission approved a Major Adjustment to the PUD in June 2022 for the installation of entry columns with varying heights, as well as 6’ high solid fencing in the front and side yards of Lots #8 and #9.

FINDINGS: *The purpose of the Planned Unit Development (“PUD”) Overlay District is to encourage the efficient use of land and resources, promoting greater efficiency in public and utility*

services, orderly improvement of property in accordance with community plans, and to encourage innovation in the planning and building of all types of development without detriment to neighboring properties. The PUD regulations are intended to permit property to be used in a manner or intensity not permitted as of-right by the underlying district regulations. The application is being reviewed by the Zoning Commission because the sign is not in compliance with the sign size standards as outlined in the Anderson Township Zoning Resolution. The sign exceeds the maximum of 32 SF per sign, measuring at 48 SF per side. Additionally, the applicant has requested the sign be allowed to stand for 18 months where a maximum of 48 days is allowed per the Anderson Township Zoning Resolution.

Zoning Resolution Compliance

The existing sign is not in compliance with Article 5.5, E, 10 of the Anderson Township Zoning Resolution. The article reads, “Temporary signs greater than eight (8) square feet in size are permitted in single family and multi family residence districts. Such signs shall be limited to one sign per premises and shall not exceed thirty-two (32) sq. ft. per side with a maximum of two (2) sides and shall not be illuminated. Such signs shall be displayed for not more than twelve (12) days per zoning certificate, and not to exceed forty-eight (48) days per year.”

RECOMMENDATION:

Staff findings based on the Planned Unit Development evaluation criteria (*Article 4.1, G*):

1. The applicant has stated that the larger sign is appropriate for this location due to the posted speed limit on Salem and amount of traffic. The sign has also been placed slightly back from the minimum distance from Salem. The applicant is proposing a new location for the sign which will be even further back than the current location. While the sign is larger than permitted, only one sign is installed and proposed. This helps to reduce sign clutter on site.
2. The applicant stated that the current real-estate market is very unpredictable so a time period of 18 months may not be unreasonable to market 17 homesites. However, this will be the second 18 month extension that the applicant is requesting. The Zoning Commission has previously approved temporary signs to be in place for a 12 month period or once all the lots are sold (Enclave of Woodruff), three years or once all of the lots are sold (Nagel Village).
3. The temporary sign will not affect the open space parcel and stormwater detention area for the development.

Should the Zoning Commission approve the combined sales sign, staff recommends that a condition be placed regarding the length of time the sign shall be installed, as well as limiting additional temporary signs along Salem Road while this sign is in place.

GENERAL STANDARDS FOR PUD PLAN APPROVAL:

In determining whether a PUD Plan filed pursuant to this Article shall be approved or recommended for approval, the Director of Planning and Zoning, the Anderson Township Zoning Commission, and the Anderson Township Board of Trustees shall apply the following general standards.

1. Compliance with this Zoning Resolution and with the purposes of the Zone District in which the proposed use and development is to be located;
2. Applicability of and consistency with adopted objectives and policies of the Township and County related to land use, as well as Township plans duly adopted by the Board of Anderson Township Board of Trustees and Hamilton County Regional Planning Commission, including, but not limited to the Anderson Township Comprehensive Plan;
3. Compatibility with surrounding land uses;
4. Whether the size and physical features of the project area enable adequate protection of surrounding property and orderly and coordinated improvement of property in the vicinity of the site;
5. Whether the proposed phasing of the development is appropriate, and the development can be substantially completed within the period of time specified in the schedule of development submitted by the applicant;
6. Whether the proposed development is served adequately and efficiently by essential public facilities and services which are in existence or are planned;
7. Whether significant scenic or historic features, as identified or contained in plans duly adopted by the Board of Anderson Township Board of Trustees and Hamilton County Regional Planning Commission, are adequately conserved;
8. Whether modification of the zoning or other regulations are warranted by the innovative design of the development plan;
9. The adequacy of proposed pedestrian circulation system to insulate pedestrian circulation from vehicular movement;
10. The adequacy of the provisions for visual and acoustical privacy;
11. Whether the development includes an appropriate amount of, and appropriate access to, dedicated open space;
12. Whether the development will be detrimental to present and potential surrounding uses;
13. The consistency of the development with recommendations from Township, County, State and/or Federal agencies;
14. Whether the development is consistent with the Vision and Goals as adopted by the Anderson Township Board of Trustees.





